

PB# 95-15

VERLA INTERNATIONAL

4-3-13.1 & 13.23

95 - 15 Verla International L.L. Chg.
Temple Hill Rd. (Hildreth)

Approved 8/8/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14828

May 19 1995

Received of Verlim International Ltd. \$ 50.00

fifty 00/100 DOLLARS

For Planning Board # 95-15

DISTRIBUTION.

FUND	CODE	AMOUNT
ck # 3361		50.00

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 95-15

May 19, 1995

RECEIVED FROM Verla International, Ltd.

One Hundred Fifty 00/100 DOLLARS

L.L. Charge Minimum Escrow

Account Total \$ 150.00

Amount Paid \$ 150.00 CK # 003362

Balance Due \$ -0- Myra Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14900

Aug. 7 1995

Received of Verla International Ltd. \$ 100.00

One Hundred 00/100 DOLLARS

For Planning Bd. Approval Fee # 95-15

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 3840		100.00

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-15

NAME: VERLA INTERNATIONAL, LTD.

APPLICANT: VERLA INTERNATIONAL, LTD.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/19/95	REC. CK. #003362	PAID		150.00	
05/24/95	P.B. ATTY. FEE	CHG	35.00		
05/24/95	P.B. MINUTES	CHG	18.00		
06/21/95	P.B. ENGINEER FEE	CHG	54.50		
08/08/95	RET. TO APPLICANT	CHG	42.50		
		TOTAL:	150.00	150.00	0.00

*Please issue a check
in the amount of \$42.50 to:*

*Verla International, Ltd.
R.D. #2 Box 315
Temple Hill Rd.
New Windsor, N.Y. 12553*

95-15

Map Number

153-95

Section

4

Block

3

Lot

13.23

City

Town

Village

[X]

N. Windsor

Title:

Verla International LTD.

Dated:

6-16-95 Rev. 8-18-95

Filed

Approved by

Henry P. Van Leeuwen

on

8-8-95

Record Owner

1st Nat'l Bk of Highland

Verla Int LTD
1 Sheet

JOAN A. MACCHI

Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-15

NAME: VERLA INTERNATIONAL, LTD.

APPLICANT: VERLA INTERNATIONAL, LTD.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/08/95	PLANS STAMPED	APPROVED
05/24/95	P.B. APPEARANCE	LA:ND APPROVED
05/17/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-15

NAME: VERLA INTERNATIONAL, LTD.

APPLICANT: VERLA INTERNATIONAL, LTD.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/19/95	MUNICIPAL HIGHWAY	05/23/95	APPROVED
ORIG	05/19/95	MUNICIPAL WATER . NOTIFY WATER DEPT. FOR WATER LOCATION	05/24/95	APPROVED
ORIG	05/19/95	MUNICIPAL SEWER	/ /	
ORIG	05/19/95	MUNICIPAL FIRE	05/22/95	APPROVED
ORIG	05/19/95		/ /	
ORIG	05/19/95		/ /	

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL.....25.00

FINAL APPROVAL.....50.00

TOTAL APPROVAL FEES L.L.CHG.\$100.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ _____

PLANNING BOARD ATTORNEY FEES:\$ _____

MINUTES OF MEETINGS\$ _____

OTHER\$ _____

TOTAL TO BE DEDUCTED FROM ESCROW: \$ _____

AS OF: 06/21/95

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 95- 15

FOR WORK DONE PRIOR TO: 06/21/95

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
95-15	92276	05/23/95	TIME	MJE	MC VERLA L/L	70.00	0.50	35.00			
95-15	91447	05/24/95	TIME	MJE	MM VERLA L/L APPD	70.00	0.10	7.00			
95-15	91949	05/24/95	TIME	MCK	CL V/RVW COMMENTS	25.00	0.50	12.50			
TASK TOTAL								54.50	0.00	0.00	54.50
GRAND TOTAL								54.50	0.00	0.00	54.50

RESULTS OF P.B. MEETING

DATE: May 24, 1995

PROJECT NAME: Verla Inter. PROJECT NUMBER 95-15

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) S VOTE: A 5 N 0

* M) V S) D VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

* CARRIED: YES: ✓ NO

* * * * *

PUBLIC HEARING: M)___ S)___ VOTE: A___ N___

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) D S) V VOTE: A 5 N 0 APPROVED: 5/24/95

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS: _____

Caralex?

VERLA INTERNATIONAL, LTD. LOT LINE CHANGE (95-15)
TEMPLE HILL ROAD

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Where is this?

MR. HILDRETH: Verla Industries.

MR. VAN LEEUWEN: Old Elger building.

MR. HILDRETH: This was the subject of a site plan approval in January of '94 where they put a new addition on. The lot line change, which is first on the agenda, is also incorporated into this plan so you are also looking at the same plan with a site plan application which is next. I'll be covering aspects of both during this presentation. Obviously, the lot line change has to be first in order to then address the site plan issues. Okay, we know where it is. It's in the PI zone, it currently consists of manufacturing and warehouse, including the addition that was approved in January. They are back before the board with an application and proposal for another 20,000 square foot addition in the back. This leads us to the requirement for a lot line change with the parcel immediately to the west in order to comply with the bulk requirements. It means attaching a 30 foot strip consists of a little more than 8,800 square feet. The parcel to the west which is currently vacant would be maintained at five acres, which is a cutoff in this PI zone for many uses. So while there are no plans, we're not precluding any uses that would require five acres because we're leaving, it's 5.2 now, it will become five acres.

MR. PETRO: Why did you make the little jog?

MR. HILDRETH: For just that reason. I couldn't take anymore and maintain five acres in this vacant piece.

MR. PETRO: It's right on the borderline?

MR. HILDRETH: Correct. As it turns out, that was enough to put this building here as the topo shows,

we'll get into more of this under the site plan, it fits in there very nicely and I now have all the required setbacks that I need. So, unless you want me to continue the site plan presentation, we can take questions on the lot line change at this time.

MR. VAN LEEUWEN: I was there yesterday and I happen to know the Roths and I was there yesterday because I was questioning the road as it comes down, was it steep enough and it's not anywhere near ten percent.

MR. HILDRETH: No, no, that is a fine road.

MR. VAN LEEUWEN: But when you're on top of that bank, okay, it does look like it.

MR. HILDRETH: I do this for a living and I still don't trust my eyes.

MR. VAN LEEUWEN: But like I say, I was standing well right about in here looking down, it looked like the road was more than ten percent but when I actually walked the road, it wasn't. There's no big problems.

MR. PETRO: We do have proxy on file?

MR. HILDRETH: Correct, for both. By the way, Verla Industries also has control of this other vacant parcel.

MR. PETRO: We have fire approval on 5/22/95, highway approval on 5/23/95.

MR. VAN LEEUWEN: I make a motion to approve the lot line change.

MR. PETRO: We have to do SEQRA lead agency.

MR. VAN LEEUWEN: Make a motion to declare ourselves lead agency.

MR. STENT: Second it.

MR. PETRO: Motion has made and seconded that the new Windsor Planning Board declare itself lead agency for

May 24, 1995

11

the Verla International Ltd. on Temple Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I make a motion to approve the lot line change.

MR. PETRO: Negative dec.

MR. VAN LEEUWEN: Negative dec, I so move, Mr. Chairman.

MR. LANDER: Can I ask a question? Mr. Hildreth, there's no wetlands down here at the bottom where you have the parking lot, is there?

MR. HILDRETH: No, sir.

MR. VAN LEEUWEN: No, there isn't, I was down there.

MR. LANDER: No wetlands?

MR. HILDRETH: The grade continues to drop as you go passed the end of this road and into that next lot.

MR. LANDER: From the end of the fence here down this building?

MR. HILDRETH: It continues.

MR. PETRO: There is a motion before the board to declare negative dec on the Verla International lot line change. Is there a second?

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare negative dec on the Verla International lot line change on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Any discussion at all? I think we're going to get into it in the next application anyway so is there a motion for approval?

MR. DUBALDI: I make a motion we approve the Verla International lot line change.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Verla International lot line change on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: VERLA INTERNATIONAL LOT LINE CHANGE
PROJECT LOCATION: 315 TEMPLE HILL ROAD
SECTION 4-BLOCK 3-LOTS 13.1 AND 13.23
PROJECT NUMBER: 95-15
DATE: 24 MAY 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED LOT LINE CHANGE BETWEEN LOTS 13.1 AND 13.23, LOCATED ON THE NORTH SIDE OF INDUSTRIAL WAY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The lot line change plan has been prepared in conjunction with a proposed site plan for the Verla International property. The lot line change "jogs" the westerly lot line in a westerly direction for approximately 31 + feet.

The lot line change does not substantially impact Lot 13.23 which is being made slightly smaller as part of this proposed application. The bulk information shown on the lot line change/site plan submitted is based on the current use of Lot 13.1. It would appear that Lot 13.23 could easily comply with the minimum bulk requirements for a number of uses in the planned industrial (PI) Zoning District; as such, I see no problem with the proposed lot line change.

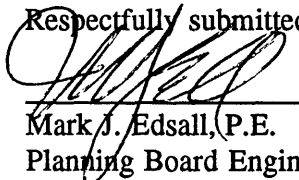
2. It should be insured that proper application signatures and proxies have been obtained from both property owner entities for this application.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: VERLA INTERNATIONAL LOT LINE CHANGE
PROJECT LOCATION: 315 TEMPLE HILL ROAD
SECTION 4-BLOCK 3-LOTS 13.1 AND 13.23
PROJECT NUMBER: 95-15
DATE: 24 MAY 1995

4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance (it is my belief that this is an unlisted action and the Board should perform an uncoordinated review).
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:VERLA.mk

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

ROBERT R. ROTH, deposes and says that he
(Applicant)

resides at 14 LINDA ANN DRIVE, WALLKILL N.Y. 12589
(Applicant's Address)

in the County of ULSTER

and State of NEW YORK

and that he is the applicant for the CARALEX REALTY (34 B 3 L 13, 23)

LOT LINE CHANGE WITH VERLA INTERNATIONAL
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized GREVAS & HINDRICH, L.S., P.C.
(Professional Representative)

to make the foregoing application as described therein.

Date: 5/31/95

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

P.B. # 95-15 ESCROW

Verli
international, Ltd.

RD# 2 BOX 315
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12553

561-2440



MARINE MIDLAND BANK, N.A.
VAILS GATE OFFICE VAILS GATE, NEW YORK 12584

1-108
280

003362

CHECK DATE	CHECK NO.
5/18/95	3362

CHECK AMOUNT

\$150.00

ONE HUNDRED FIFTY AND 00/100

TO THE
ORDER OF

TOWN OF NEW WINDSOR

⑈003362⑈ ⑆028001081⑆ 078⑈74718⑈8⑈

P.B. # 95-15 Application Fee

Verli
international, Ltd.

RD# 2 BOX 315
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12553

561-2440



MARINE MIDLAND BANK, N.A.
VAILS GATE OFFICE VAILS GATE, NEW YORK 12584

1-108
280

003361

CHECK DATE	CHECK NO.
5/18/95	3361

CHECK AMOUNT

\$50.00

FIFTY AND 00/100

TO THE
ORDER OF

TOWN OF NEW WINDSOR

⑈003361⑈ ⑆028001081⑆ 078⑈74718⑈8⑈



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 15

DATE PLAN RECEIVED: RECEIVED MAY 18 1995 ORIG

The maps and plans for the Lot Line Change
Site Approval

Subdivision as submitted by

for the building or subdivision of

Verla International LTD has been

reviewed by me and is approved ☒

disapproved

If disapproved, please list reason

Notify water Dept. for water location

HIGHWAY SUPERINTENDENT DATE

Steve D. D'Amico 5-24-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 22 May 1995


SUBJECT: Verla International, Ltd. Lot Line Change

Planning Board Reference Number: PB-95-15
Dated: 18 May 1995
Fire Prevention Reference Number: FPS-95-028

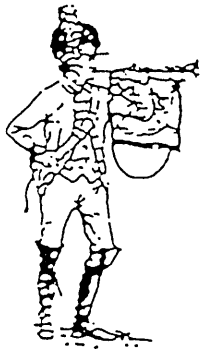
A review of the above referenced subject lot line change was conducted on 19 May 1995.

This lot line change is acceptable.

Plans Dated: 17 May 1995 Revision 1


Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/mvz



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95 - 15**

DATE PLAN RECEIVED: **RECEIVED MAY 18 1995** *ORIG.*

Lot Line Change

The maps and plans for the Site Approval

Subdivision as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

Fred H. Gosh
HIGHWAY SUPERINTENDENT

5/23/95
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 95 - 15

WORK SESSION DATE: 17 May 95 — APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No ^{not} _{now} REQUIRED: Full App

PROJECT NAME: Verla

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Bill Hildreth

MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. hch
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- sec set last 1/2 done
- add note re paving
- 2 apps - 1/2 and 1/2
- change title block.
- finish grading - later

4MJJE91 pbwseform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. X Site Plan _____ Spec. Permit _____

VERLA INTERNATIONAL, LTD. NEW STORAGE

1. Name of Project WAREHOUSE LOT LINE CHANGE

2. Name of Applicant VERLA INTERNATIONAL, LTD. Phone 561-2440

Address 315 TEMPLE HILL ROAD NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)

3. Owners of Record TAX LOT 13.1 VERLA INTERNATIONAL, LTD.
TAX LOT 13.23 CARALEX REALTY Phone 561-2440

Address 315 TEMPLE HILL ROAD NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.

Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney / Phone /

Address /
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
(Name)

7. Project Location: On the WEST side of TEMPLE HILL ROAD
AT THE NORTHWEST INTERSECTION of INDUSTRIAL WAY
feet (direction) (street)

8. Project Data: Acreage of Parcel LOT 13.1 6.19 AC
13.23 5.00 AC Zone PI,
School Dist. NCSD

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 3 Lots 13.1 13.23
11. General Description of Project: LOT LINE CHANGE RESULTING
IN A 0.2 ACRE PARCEL BEING TAKEN FROM TAX LOT 13.23
AND ADDED TO 13.1
12. Has the Zoning Board of Appeals granted any variances for
this property? yes X no.
13. Has a Special Permit previously been granted for this
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)

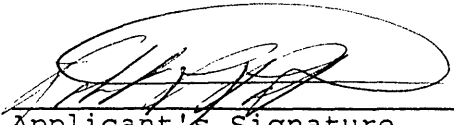
SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

18th day of May 1995


Applicant's Signature

Beverly L. Matthews

Notary Public
Beverly L. Matthews
Notary Public, State of New York
Notary Public in Orange County
No. 1005234
Commission Expires Feb. 9, 1997

TOWN USE ONLY:

RECEIVED MAY 18 1995

Date Application Received

95 - 15

Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARDRobert S. Roth, deposes and says that he
(Applicant)resides at 14 Linda Ann Drive Wallkill N.Y. 12589
(Applicant's Address)in the County of ULSTER
and State of New Yorkand that he is the applicant for the VERLA INTERNATIONAL, LTD.
NEW STORAGE WAREHOUSE LOT LINE CHANGE
(Project Name and Description)which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDRETH, L.S., P.C.
(Professional Representative)

to make the foregoing application as described therein.

Date: 5/18/95[Signature]
(Owner's Signature)[Signature]
(Witness' Signature)THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
~~SUBDIVISION~~ LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ ~~Subdivision~~ ^{LOT LINE CHANGE} name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. N/A Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. N/A Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. N/A Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. N/A Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N/A A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Hildner L.S.
Licensed Professional

Date: 5/18/95

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Hildred, L.S.

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

<p>1. APPLICANT / SPONSOR VERLA INTERNATIONAL, LTD.</p>	<p>2. PROJECT NAME NEW STORAGE WAREHOUSE LOT LINE CHANGE</p>
<p>3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE</p>	
<p>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 315 TEMPLE HILL ROAD, NEW WINDSOR TAX MAP SECTION 4 BLOCK 3 LOTS 13.1 AND 13.23</p>	
<p>5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration </p>	
<p>6. DESCRIBE PROJECT BRIEFLY: LOT LINE CHANGE RESULTING IN 0.2 ACRE PARCEL BEING TAKEN FROM TAX LOT 13.23 AND ADDED TO LOT 13.1</p>	
<p>7. AMOUNT OF LAND AFFECTED: * TAX LOT 13.1 * 6.19 ** TAX LOT 13.23 Initially * 5.20 acres Ultimately * 5.00 acres </p>	
<p>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly </p>	
<p>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: </p>	
<p>10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals </p>	
<p>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval </p>	
<p>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A </p>	
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/sponsor name: VERLA INTERNATIONAL, LTD. Date: 5/18/95</p>	
<p>Signature: William B. Hildner, L.S. (PREPARED)</p>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

ART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.87 If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

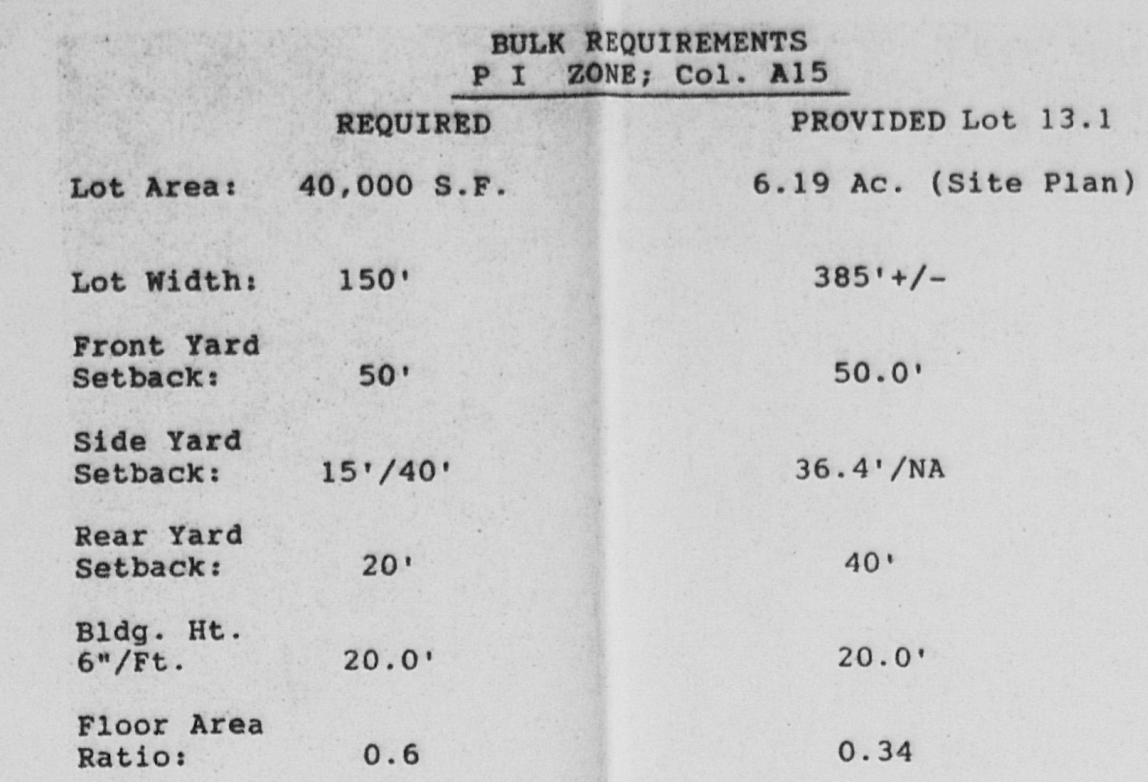
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

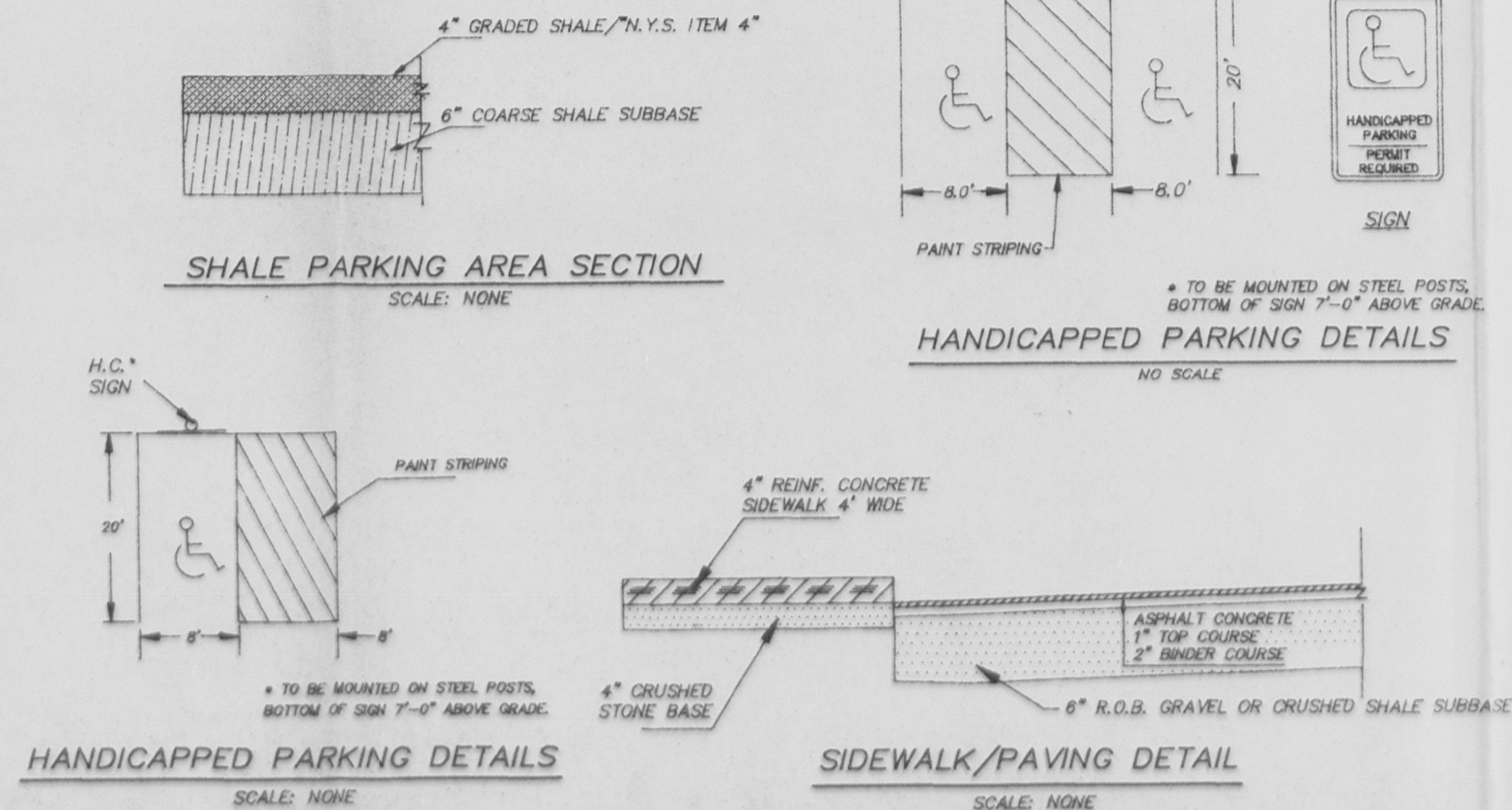
Signature of Preparer (if different from responsible officer)

Date



- ## NOTES
1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 4 Block 3 Lot 13.1. Lot Line Change is between this lot and Section 4 Block 3 lot 13.23.
 2. Owner/Applicant-Site Plan
Applicant-Lot Line Change: Verla International, Ltd.
315 Temple Hill Road
New Windsor, N.Y. 12553

Owner Tax Lot 13.23: Caralex Realty
315 Temple Hill Road
New Windsor, N.Y. 12553
 3. Site Plan Parcel Area after Lot Line Change: 6.19 acres
 4. Property Zone: P I ; Column A15
 5. Existing Use: Manufacturing/Warehouse
Proposed Use: Warehouse (20,000 building)
 6. Water Service: Existing Municipal System
(No sewer service required in new building)
 7. Boundary and topographic data shown hereon resulted from a field survey completed under the supervision of the undersigned on 10 April 1995.
 8. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.



PLANNING BOARD APPROVAL

LOT LINE CHANGE _____ APPROVAL _____

BY TOWN OF NEW WINSDOR PLANNING BOARD

ON AUG - 8 1995

BY [Signature]

Henry P. VanLeeuwen,
Secretary

PLANNING BOARD NOS. 95-14, 95-15

& Grevas LAND SURVEYORS Hildreth, P.C. 53 45/ABRAHAM AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (514) 583-0887		PLAN FOR VERLA INTERNATIONAL, LTD	
DATES: ACAD/VERLA/2		TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
5/20/95 RECY. PER PL. BD. COMMENTS 6/16/95 RECY. PER PL. MD. APP'V. 6/14/95		Drawn: MWH/GAM Checked: Scale: As Shown Date: 17 May 1995 Job No: 93-093	
		NEW STORAGE WAREHOUSE SITE PLAN & LOT LINE CHANGE FINAL PLAN	